

A. P. No. 1320-33-210-001 thru 033,
and 1320-32-614-001
No. 26934-FCL

When recorded mail to:
Western Title Company, LLC
241 Ridge Street
Reno, NV 89501



AFFIRMATION PURSUANT TO
NRS 111.312(1) (2) AND 239B.030 (4)

Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

NOTICE OF TRUSTEE'S SALE

WHEREAS, NEVADA STATE BANK, is the owner and holder of that certain obligation evidenced by a Promissory Note dated July 6, 2007, and secured by that certain real and personal property as evidenced by a Deed of Trust and filing fixture executed by THE RANCH AT GARDNERVILLE 1, LLC, a Nevada limited liability company, Trustor, to STEWART TITLE, Trustee for NEVADA STATE BANK, Beneficiary, which Deed of Trust was dated July 6, 2007 recorded July 6, 2007, as Document No. 0704614, Official Records, Douglas County, Nevada; and

WHEREAS, on July 6, 2007, THE RANCH AT GARDNERVILLE 1, LLC, a Nevada limited liability company, as Grantor, further executed an Assignment of Rents, wherein NEVADA STATE BANK is Lender, which Assignment of Rents was recorded on July 6, 2007, as Document No. 0704615, Official Records, Douglas County, Nevada; and

WHEREAS, the terms of said Promissory Note were amended and modified pursuant to those certain five (5) Change in Terms Agreements dated July 5, 2008, October 5, 2008, April 5, 2009, August 5, 2009, and October 5, 2009, respectively, and executed by THE RANCH AT GARDNERVILLE 1, LLC; and



WHEREAS, WESTERN TITLE COMPANY, LLC., a Nevada limited liability company, was substituted as Trustee under said Deed of Trust, in the place and stead of STEWART TITLE by document recorded April 20, 2010 as Document No. 762326, Official Records, Douglas County, Nevada.

WHEREAS, default has been made by said Trustor in the payment of the debt evidenced by the Promissory Note for which said Deed of Trust is security, and the said NEVADA STATE BANK did cause Notice of Default and Election To Sell under said Deed of Trust to be recorded April 20, 2010, as Document No. 762327, Official Records, Douglas County, Nevada; and

WHEREAS, NEVADA STATE BANK, has made demand upon said Trustee that said Trustee proceed to sell the land and premises described in said Deed of Trust;

NOW, THEREFORE, pursuant to said demand, and in accordance with the terms and under the authority of said Deed of Trust, said WESTERN TITLE COMPANY, LLC, a Nevada limited liability company, as such Trustee, does hereby give notice that on the 24TH day of AUGUST 2010, at the hour of 11:00 o'clock A.M. on said day, at the steps of the Douglas County Courthouse located at 1625 8th Street, in Minden, Nevada, said Trustee will sell at public auction to the highest bidder, for current lawful money of the United States of America, all that certain real property and personal property situate in Douglas County, State of Nevada, that is described as follows:

A parcel of land located within portions of Section 32 and 33, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Commencing at the center of Section 29, Township 13 North, Range 20 East, M.D.B.&ML, found 5/8" rebar with plastic cap, PLS 11172 as shown on the Record of Survey to Support a Boundary Line Adjustment for Park Cattle Co. recorded September 28, 2004 in the office of Recorder, Douglas County, Nevada as Document No 625243; thence along the North line of the Southeast 1/4 of said Section 29, South 89°23'21 East, 1693.57 feet; thence South 00°20'20" West, 1690.72 feet to the Northeast corner of Lot 42 as shown on the Second Amended Record of Survey for John B. Anderson recorded June 4, 1981 in



said office of Recorder as Document No. 56926, a found 5/8" rebar with cap, RLS 2280; thence along the East line of said Lot 42, South 00°20'20" West, 1775.04 feet to the Southeast corner of said Lot 42; thence continuing South 00°20'20" West, 25.00 feet to the point of beginning; thence along North line of Parcel 48 as shown on the Land Division Map for John B. Anderson No. 2 recorded September 27, 1978 in said office of Recorder as Document No. 25700, South 89°42'55" East, 1770.21 feet along the centerline of an existing dirt road; thence along the centerline of an existing dirt road, South 00°25'14" West, 897.89 feet; thence South 89°20'57" East, 884.10 feet; thence South 00°39'03" West, 910.00 feet to a point on the North line of Chichester Estates as shown on the Final Subdivision Map for Chichester Estates, Phase 1, recorded September 12, 1995 in said office of Recorder as Document No. 370215; thence along said North line of Chichester Estates, North 89°20'57" West, 513.00 feet to the Northwest corner of said Chichester Estates, a found 5/8" rebar with plastic cap, PLS 6899; thence North 89°19'12" West, 1261.23 feet to a found 1/2" iron pipe, no tag; thence North 89°09'51" West, 302.55 feet to the Southeast corner of Adjusted A.P.N. 1320-32-601-013 as shown on the Record of Survey to Support a Boundary Line Adjustment for Robert M. and Rebecca S. Oxoby and Dinsmore Family Trust recorded June 30, 2003 in said office of Recorder as Document No. 581916; thence along the easterly line of said Adjusted A.P.N. 1320-32-601-013 and Adjusted A.P.N. 1320-32-601-012 as shown on said Oxoby/Dinsmore Record of Survey and as described in the Deed between Carson Valley Packing, Inc. and Henry and Edith Hazel Seeman recorded April 14, 1944 in said office of Recorder in Book W of Deeds, at Page 572, the following courses: North 00°40'36" East, 120.30 feet; North 53°24'24" West, 328.80 feet; thence continuing along a fence line as described in said Carson Valley Packing, Inc./Seeman Deed, North 45°13'00" West, 429.86 feet to a found fence corner; thence continuing along said fence line as described in the Carson Valley Packing, Inc./Seeman Deed, North 00°20'20" East, 1182.36 feet to the point of beginning.

NOTE: The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County Recorder of Douglas County, Nevada



on July 7, 2006, as Document No. 679108 of Official Records.

PARCEL 2:

An easement for the purpose of ditches, with incidental rights thereto as shown in document recorded February 1, 2002 in Book 0202, at Page 623, as Document No. 533883.

Reference is made to Record of Survey to Support a Boundary Line Adjustment for ALTON A. & SUSAN L. ANKER AND PARK CATTLE CO., filed for record with the Douglas County Recorder on June 28, 2006 in Book 0606, Page 9503 as Document No. 678199.

EXCEPTING THEREFROM those certain water rights conveyed by an instrument recorded December 22, 2008 as Document No. 734855, Official Records.

EXCEPTING THEREFROM those portions partially reconveyed by an instrument recorded January 17, 2008 as Document No. 716327, Official Records.

TOGETHER WITH, all existing or affixed buildings, Improvements and fixtures; all easements, right of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property described above, including without limitation all mineral, oil, gas, geothermal and similar matters, (the "Real Property") located in Douglas County, State of Nevada.

FURTHER TOGETHER WITH, all equipment, fixtures, mobile homes, manufactured homes or modular homes which have not been legally acceded to the Property in accordance with Nevada law, and other articles of personal property now or attached or affixed to or used in the operation of the Real Property; together with all accessions parts, and additions to, all replacements or, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.




The current outstanding principal balance is approximately \$8,014,477.52, which is owed together with interest, late charges, advances, interest on advances, foreclosure fees and costs, and other expenses or costs not herein disclosed. The opening bid amount may be more or less than the outstanding principal balance as indicated.

The undersigned disclaims any liability for the accuracy of the above-described, APN, or principal balance. Verification of such information can be requested during normal business hours at the office of the Trustee, whose address is 241 Ridge Street, Reno, Nevada 89501, Telephone No. (775) 850-7176.

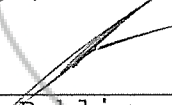
DATED: JULY 29 , 2010.

WESTERN TITLE COMPANY, LLC

By: 
 JOY M. TAGHIOF
Its: FORECLOSURE OFFICER

STATE OF NEVADA)
) SS.
COUNTY OF WASHOE)

This instrument was acknowledged before me on 7-29 , 2010, by JOY M. TAGHIOF as FORECLOSURE OFFICER of/for WESTERN TITLE COMPANY, LLC.


Notary Public

